

Development Control  
Ribbles Valley Borough Council

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Your ref: 23.0707  
Our ref: D3.23.0707  
Date: 1<sup>st</sup> November 2023

**App no: 23.0707**

**Address: 1 Lower Lane, Longridge**

**Proposal: Application to regularise mixed building use permitting retail with associated bar serving alcohol, and occupational dwelling (sui generis)**

The submitted documents and plans have been reviewed and the following comments are made.

### **History**

Application reference 3/19/1131 approved the Change of use of retail premises to live/work unit with residential facility for one person. Conditions 3) Residential accommodation incidental to A1/A2 use, 4) Used only for the purposes of A1 (retail) and A2 (interior Design Services) and 5) Opening times 08:00hrs to 20:00hrs Monday to Saturday (inclusive) and 08:00hrs to 17:00hrs Sunday and Bank Holidays.

The Highway Authority raised no objection to the proposal.

### **Proposal**

The uses comprise of a shop for the sale of goods in relation to an interior design business, a bar integrated into the shop floor selling alcoholic and non-alcoholic beverages, and an occupational living accommodation on the mezzanine-floor, which is used by the owner of the business who works in the shop.

The opening hours will remain the same.

The existing use of the mezzanine-floor as living accommodation for the business owner would not change under this proposal.

### **Access and parking**

There are no changes to the exiting access and parking arrangements. There is no off-street car parking associated with the proposal currently or proposed.

The proposed use to include the sale of drinks would increase the intensification of the use based upon the parking standards which would require a ratio of 1 space per 9.5sqm floor area compared to existing A1 and A2 uses which require 1:24 and 1:35 respectively. This includes a reduction for medium level of accessibility based upon the site being located close to the centre of Longridge.

It is noted that many customers would arrive on foot from the surrounding area and that this is likely to reduce the impact of on-street car parking in the area. However, there is a concern that planned events would attract a volume of customers at once and with more arriving in a car, potentially for example to an event such as a birthday party. The concern would be that without a designated car parking area that customers would park on Lower Lane close to the junctions of Chapel Hill, Highfield Drive and adjacent the private driveways on Lower Lane resulting in the obscuring of visibility splays for drivers which would be a highway safety concern.

We would recommend that planned events and functions are prohibited or heavily restricted to prevent an intensification of car parking on Lower Lane in the vicinity of the site.

## **Conclusion**

Lancashire County Council acting as the Highway Authority does not raise an objection regarding the proposed development, subject to the matter of the events being controlled and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

Kelly Holt  
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